



ITEM REPORT UTILITIES COMMISSION

Agenda Date: 6/8/2022
Agenda Section: Business Item

Department Origination: Public Works

Agenda Item: Approve the Vacation of Utility Easements, PUD, and Preliminary & Final Plat of Baxter Medical Park Third Addition

Approval Required: Simple Majority Vote

BACKGROUND

The Preliminary & Final Plat of Baxter Medical Park Third Addition was triggered by the proposed Essentia Health Musculoskeletal Center Addition to the Baxter Clinic. The proposed development will require a Development Agreement and Stormwater Facilities Maintenance Agreement.

FINANCIAL IMPLICATIONS

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STAFF RECOMMENDATIONS

Staff recommends Planning & Zoning approve the Vacation of Utility Easements, PUD, and Preliminary & Final Plan of Baxter Medical Park Third Addition contingent on the following conditions:

1. Dedicate the standard drainage and utility easement on the final plat lot lines.
2. Enter into a Development Agreement with the City for the proposed municipal improvements and record against the plat prior to issuing a building permit.
3. Enter into a Stormwater Facilities Maintenance Agreement and record against the plat prior to issuing a building permit.
4. 20' Easement on the plat over all watermains, fire hydrants and valves.
5. 30' Easement on the plat over all 8" Sanitary Sewer mains and manholes.

COUNCIL ACTION REQUESTED

Motion to recommend Planning & Zoning approve the Vacation of Utility Easements, PUD, and Preliminary & Final Plan of Baxter Medical Park Third Addition with the conditions listed in the staff recommendations.